



## 125 PRINCE STREET ORANGE NSW 2800

Prepared on 9th July 2024

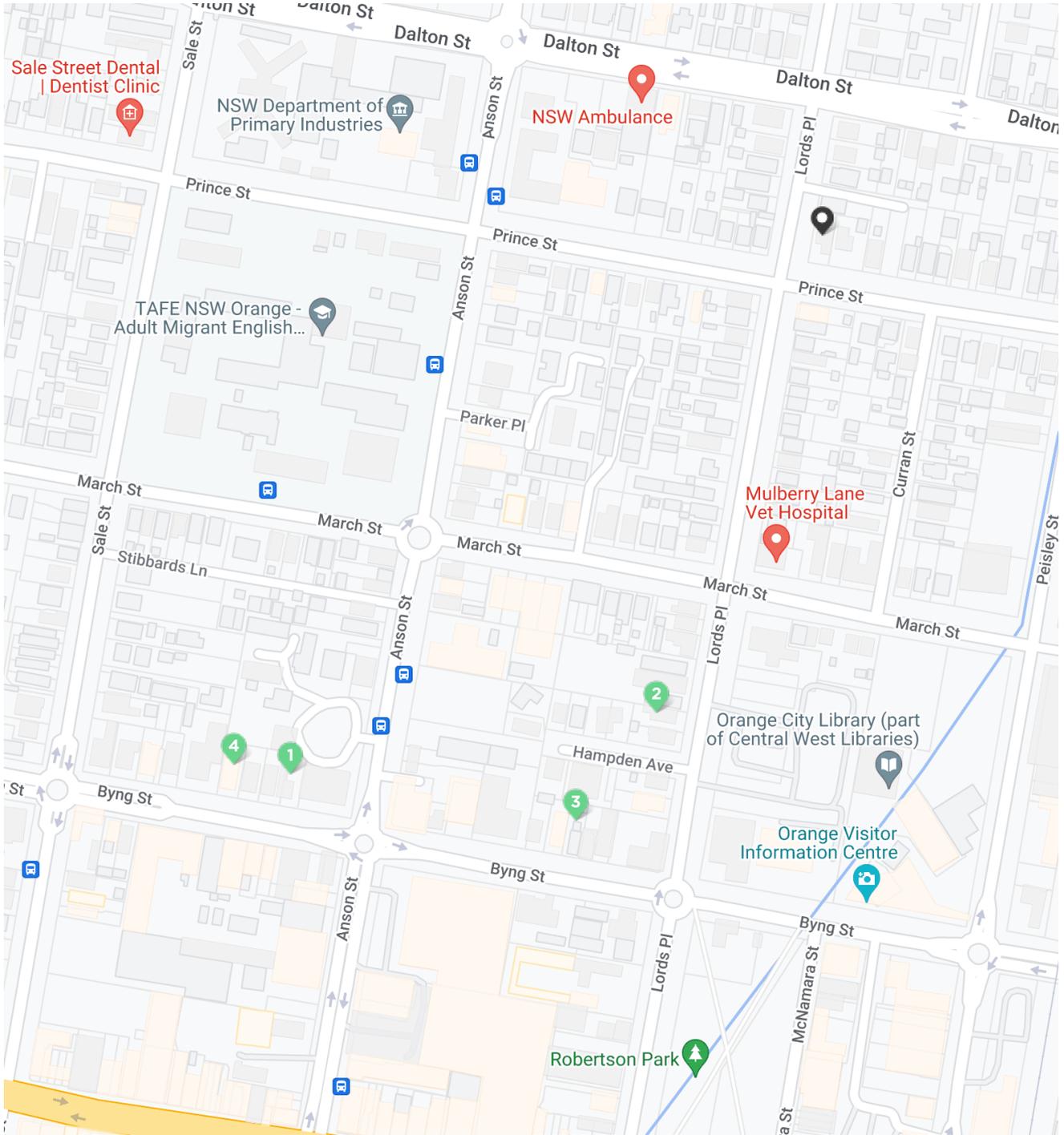


**Jacinta Gosper**  
McGrath Estate Agents

185 Lords Place  
ORANGE NSW 2800

m: 0419 614 169  
w: 02 7903 0753  
[jacintagosper@mcgrath.com.au](mailto:jacintagosper@mcgrath.com.au)

## Comps Map: Commercial Rentals



				
 103 BYNG STREET ORANGE NSW 2800	4	2	-	\$67,500
 265 LORDS PLACE ORANGE NSW 2800	-	-	6	\$45,000
 123 BYNG STREET ORANGE NSW 2800	-	-	5	Not Disclosed
 97 BYNG STREET ORANGE NSW 2800	-	-	2	\$50,000

Google Map data ©2024 Google

\* This data point was edited by the author of this CMA and has not been verified by CoreLogic

## Comparable Commercial Rentals

### 1 103 BYNG STREET ORANGE NSW 2800



🏠 4 🚗 2 🚗 - 📏 650m<sup>2</sup> 📏 192m<sup>2</sup>  
Year Built 1920 DOM 84 days  
Listing Date 12-Mar-24 Distance 0.56km  
Listing Price \$67,500 p.a. + GST and outgoings

### 2 265 LORDS PLACE ORANGE NSW 2800



🏠 - 🚗 - 🚗 6 📏 620m<sup>2</sup> 📏 145m<sup>2</sup>  
Year Built - DOM 114 days  
Listing Date 28-Jun-23 Distance 0.38km  
Listing Price \$45,000 per Annum Plus GST & Outgoings

### 3 123 BYNG STREET ORANGE NSW 2800



🏠 - 🚗 - 🚗 5 📏 531m<sup>2</sup> 📏 125m<sup>2</sup>  
Year Built - DOM 136 days  
Listing Date 11-Sep-23 Distance 0.48km  
Listing Price 3336 + GST pm

### 4 97 BYNG STREET ORANGE NSW 2800

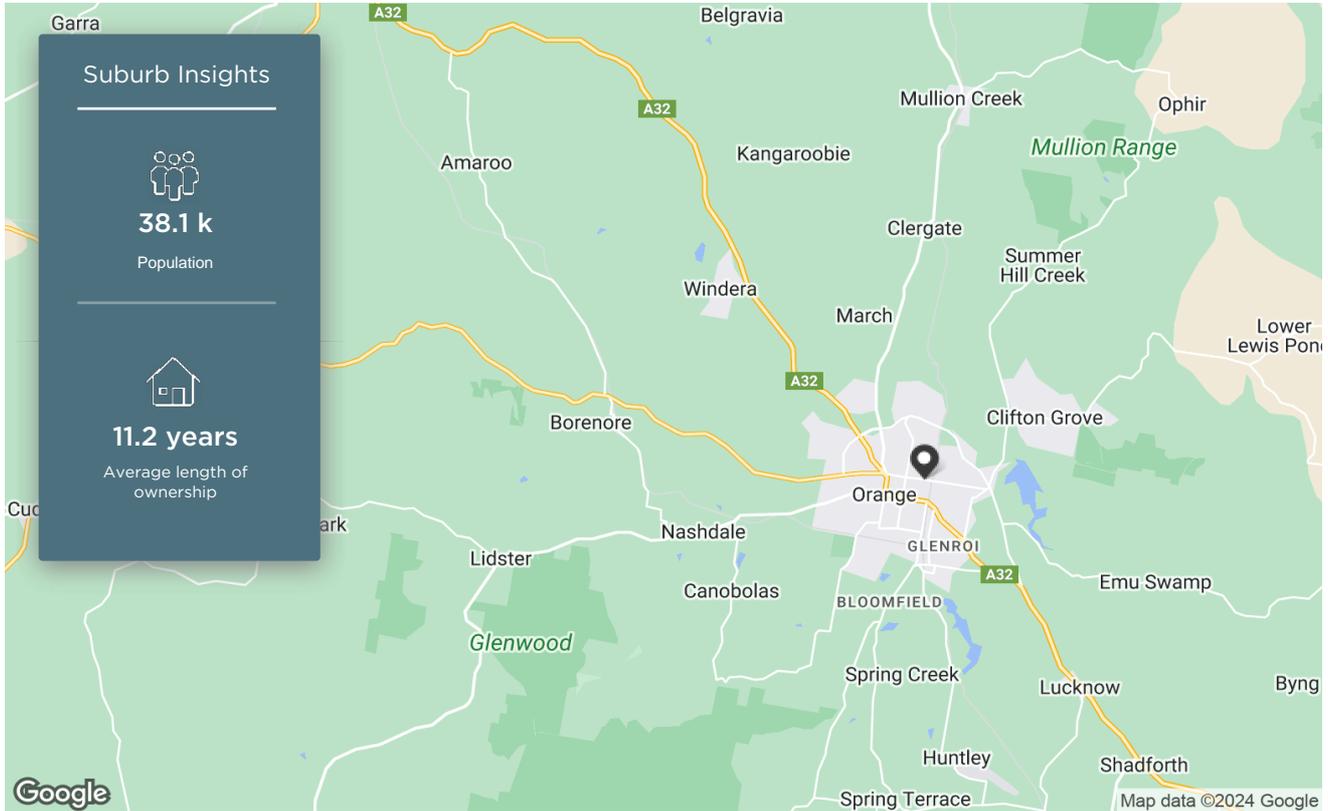


🏠 - 🚗 - 🚗 2 📏 646m<sup>2</sup> 📏 -  
Year Built - DOM 341 days  
Listing Date 31-Oct-22 Distance 0.59km  
Listing Price \$50000 per Year Plus GST

DOM = Days on market \* This data point was edited by the author of this CMA and has not been verified by CoreLogic

## Orange

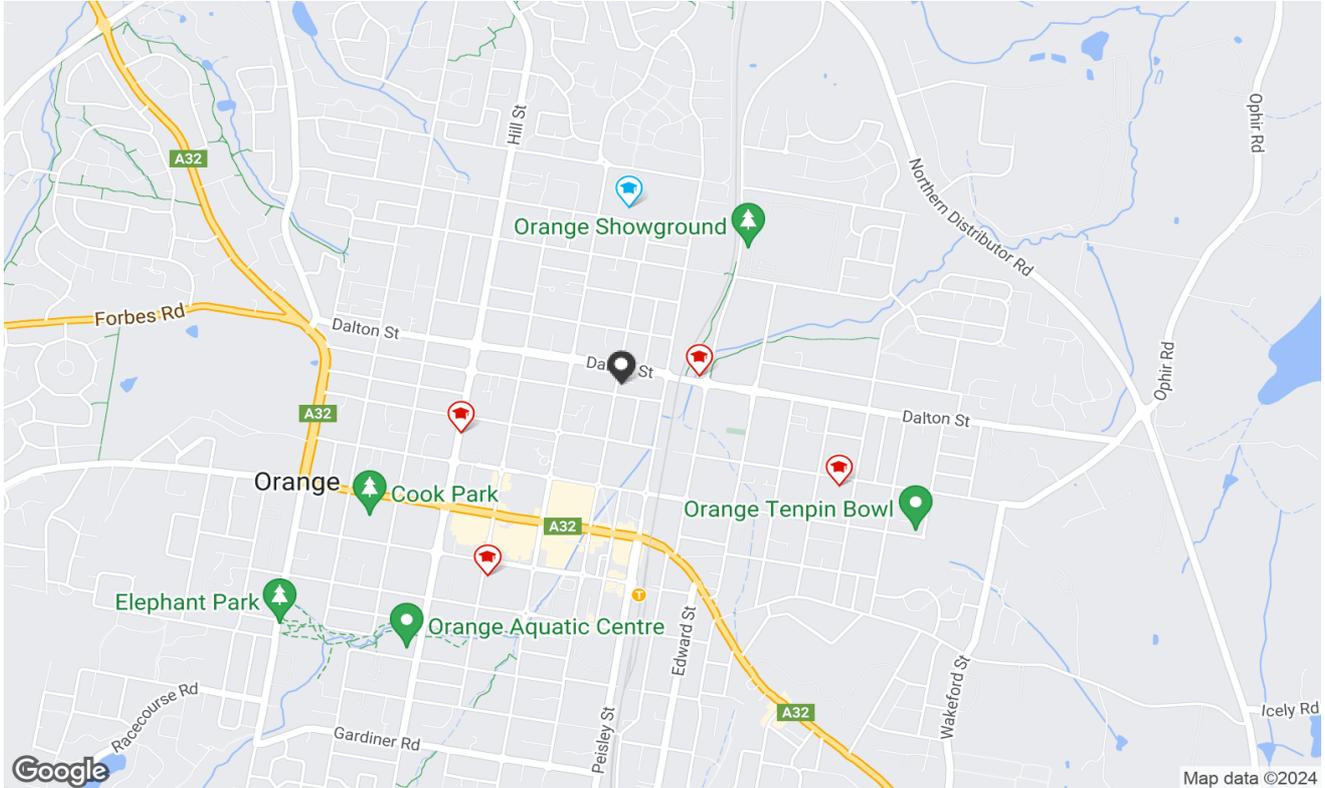
### Demographic



The size of Orange is approximately 150.6 square kilometres. It has 98 parks covering nearly 4% of total area. The population of Orange in 2011 was 35,990 people. By 2016 the population was 38,093 showing a population growth of 5.8% in the area during that time. The predominant age group in Orange is 0-9 years. Households in Orange are primarily couples with children and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments. In general, people in Orange work in a professional occupation. In 2011, 62.9% of the homes in Orange were owner-occupied compared with 61.8% in 2016. Currently the median sales price of houses in the area is \$700,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	37.6	Owns Outright	29.8	0-15.6K	4.4	0-9	15.0
Couples with Children	41.7	Purchaser	32.0	15.6-33.8K	16.9	10-19	12.7
Single Parents	19.4	Renting	34.3	33.8-52K	14.5	20-29	12.5
Other	1.2	Other	0.5	52-78K	16.0	30-39	13.3
		Not Stated	3.4	78-130K	21.5	40-49	12.7
				130-182K	9.8	50-59	11.8
				182K+	7.2	60-69	10.2
						70-79	7.0
						80-89	3.9
						90-99	0.9

## Local Schools



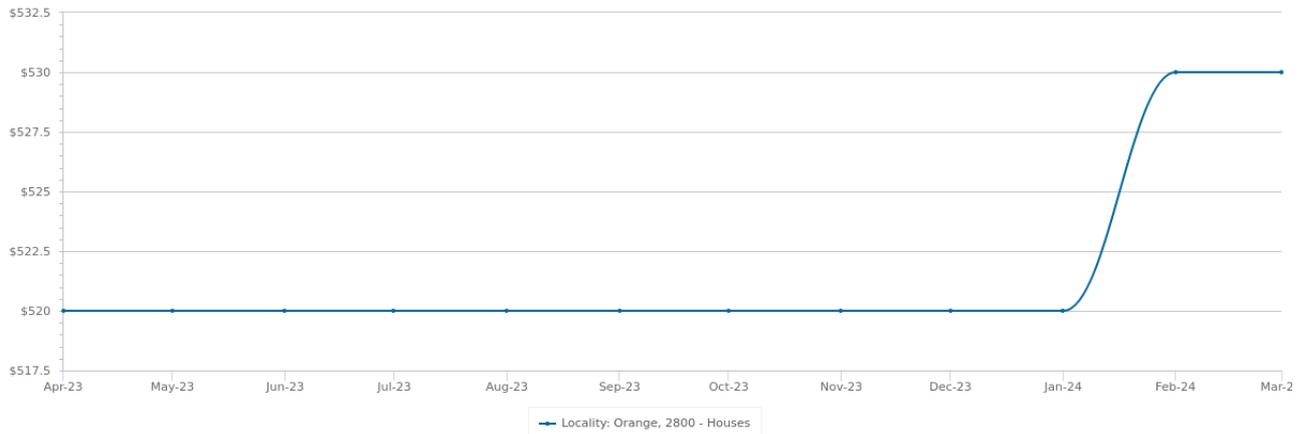
SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 <b>OneSchool Global, Orange campus</b>	0.39km	Combined	Mixed	Non-Government	0-0
 <b>Catherine McAuley Catholic Primary School</b> 92 Hill Street Orange NSW 2800	0.77km	Primary	Mixed	Non-Government	0-6
 <b>Bletchington Public School</b> 139 Matthews Avenue Orange NSW 2800	0.89km	Primary	Mixed	Government	0-6
 <b>Orange Public School</b> 78 Kite Street Orange NSW 2800	1.14km	Primary	Mixed	Government	0-6
 <b>Orange East Public School</b> 46-56 Nile Street Orange NSW 2800	1.17km	Primary	Mixed	Government	0-6

 Property is within school catchment area

 Property is outside school catchment area

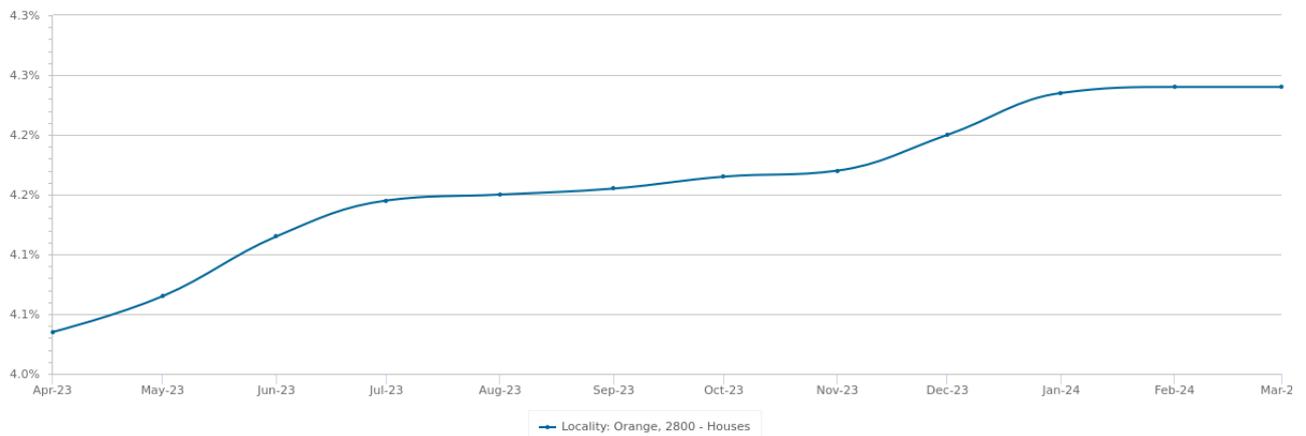
## Recent Market Trends

Median Asking Rent - 12 months



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 12 months



Statistics are calculated at the end of the displayed month

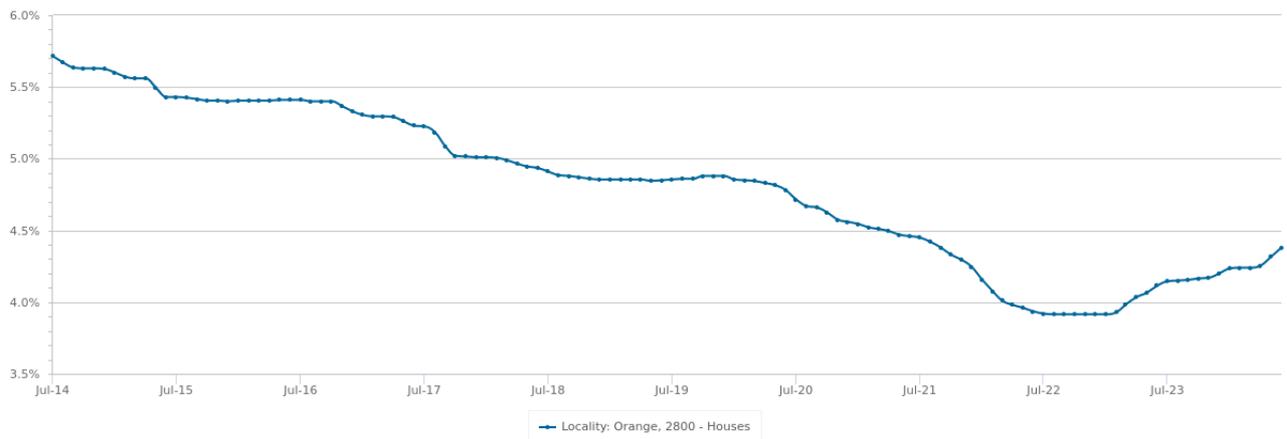
PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD
Mar 2024	\$530	0.0%	4.2%
Feb 2024	\$530	1.9% ▲	4.2%
Jan 2024	\$520	0.0%	4.2%
Dec 2023	\$520	0.0%	4.2%
Nov 2023	\$520	0.0%	4.2%
Oct 2023	\$520	0.0%	4.2%
Sep 2023	\$520	0.0%	4.2%
Aug 2023	\$520	0.0%	4.2%
Jul 2023	\$520	0.0%	4.1%
Jun 2023	\$520	0.0%	4.1%
May 2023	\$520	0.0%	4.1%
Apr 2023	\$520	0.0%	4%

## Long Term Market Trends

Median Asking Rent - 10 years



Gross Rental Yield - 10 years



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD
2024	\$540	-	4.4%
2023	-	-	-
2023	\$520	-	4.1%
2022	-	-	-
2022	\$500	-	3.9%
2021	-	-	-
2021	\$430	-	4.5%
2020	-	-	-
2020	\$380	-	4.8%
2019	-	-	-

## Summary

125 PRINCE STREET ORANGE NSW 2800



### Appraisal price range

\$45,000 - \$65,000 per annum

### Notes from your agent

Plus GST & Outgoings

## Disclaimer

---

Contains property sales information provided under licence from the Land and Property Information (“LPI”). RP Data Pty Ltd trading as CoreLogic is authorised as a Property Sales Information provider by the LPI.

The Appraisal Amount contained in the report may have been manually provided by the Agent; or may be based on an automated valuation model estimate provided by CoreLogic ('AVM Estimated Value'). AVM Estimated Values are current at the date of the publication only. It is computer generated and is not a professional appraisal of the subject property and should not be relied upon in lieu of appropriate professional advice. The accuracy of the methodology used to develop the AVM Estimated Value, the existence of the subject property, and the accuracy of the AVM Estimated Value and all rule sets provided are estimates based on available data and are not guaranteed or warranted. CoreLogic excludes all liability for any loss or damage arising in connection with the Appraisal Amount and/or AVM Estimated Value.

Product Data licensed by CoreLogic under a Creative Commons Attribution licence. For details regarding licence, data source, copyright and disclaimers, see

[www.corelogic.com.au/aboutus/thirdpartyrestrictions.html](http://www.corelogic.com.au/aboutus/thirdpartyrestrictions.html)

All information relating to Schools provided by CoreLogic is as a courtesy only. CoreLogic does not make any representations regarding the accuracy or completeness of the data. You should contact the School directly to verify this information.

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.